



CITY OF  
TUCSON

TUCSON WATER  
DEPARTMENT

April 27, 2009

Mr. Peter Gavin  
Zoning Examiner  
Department of Urban Planning and Design  
P.O. Box 27210  
Tucson, AZ 85726-7210

**Subject: Additional Suggested Rezoning Conditions  
Tucson Water Eastside Service Center  
Rezoning Case C9-08-10 COT Water – Golf Links Road, SR-C2**

Dear Mr. Gavin:

Based on your direction at our field visit on Feb. 11, 2009, Linda Morales of The Planning Center met with members of the Davison family to continue to discuss their concerns with the project. As a result of that meeting and additional meetings with Tucson Water, the following list of recommended conditions was developed. We would like to attach the following project-specific agreements as rezoning conditions to ensure that these agreements are permanent and enforceable.

- All noise producing mechanical repair work (impact wrenches, welding, grinding, etc.) must be done inside the shop with its doors closed.
- Normal hours of operation are Monday through Friday, from 5:30 am to 4:00 pm for meter readers and from 6:00 am to 5:00 pm for Operations and Maintenance staff. The exception to these hours would be activity necessary to respond to emergency situations. Emergency situations are defined as those that require immediate action to ensure public safety and prevent property damage in the Eastside Maintenance Area. Examples include unexpected water outages, water main breaks and damaged fire suppression systems.
- Delivery times by semi-trailer truck are limited from 7:00 am – 4:00 pm, Monday through Friday.
- The forklift piece of heavy equipment with an OSHA-required backup alarm, permanently assigned to the TW Eastside Service Center, will be equipped with a broadband backup alarm. The forklift is used for loading and unloading



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at the Warehouse and Outdoor Storage Yard. The broadband backup alarm, using high frequency white noise, has the benefit of being masked by background noise at long distances better than the standard tonal backup alarms.

- Developer shall coordinate with City of Tucson Transportation Department to erect a "Not a Through Street" sign at the end of Golf Links Road to discourage traffic into the Mario Ranch neighborhood.

Change to Site Plan:

- The eastern-most sound wall will be extended at the northeast point and go for 50' at an angle parallel to the set-aside boundary and toward the reservoir to further provide a sound shield at the northeast corner of the site.
- All un-ducted evaporative cooler exhaust louvers in the shop building will have sound control devices on the room side of the louver. The sound control walls on the east sides of the vehicle doors will extend vertically to the full height of the door opening and will extend out a minimum of 12 feet from the building.

Additionally, we are requesting the modification to Condition 32:

"The owner/developer shall install appropriate pavement, curbs and sidewalks along the Golf Links frontage of the site from Houghton Road to the eastern edge of the facility driveway. "

This modification is strongly supported by neighbors, since they feel that the extension of Golf Links improvements to the eastern boundary of the site is likely to attract more traffic into the neighborhood.

Sincerely,



Jim Meskan  
Tucson Water

Cc: Michael Wyneken / Urban Planning and Design  
Linda Morales / The Planning Center  
Kim Fernandez / aba Architects  
Jose Carballeira / General Services  
Sandy Elder / Tucson Water